

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. TBD

1. Name of Property (indicate preferred name)

historic Suburban Trust Company Building

other Bank of America Building

2. Location

street and number 255 North Washington St. not for publication

city, town Rockville, Maryland vicinity

county Montgomery

3. Owner of Property (give names and mailing addresses of all owners)

name Rockville Town Center LLC

street and number 801 Wolf Trap Rd., Suite 300 telephone

city, town Vienna state Virginia zip code 22182

4. Location of Legal Description

courthouse, registry of deeds, etc Montgomery County Judicial Center liber 19905 folio 571

city, town Rockville, MD tax map GR 32 tax parcel NO 12 tax ID number

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☒ Other: Peerless Rockville Historic Preservation

6. Classification

Category	Ownership	Current Function		Resource Count	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	<input checked="" type="checkbox"/>	<input type="checkbox"/> buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> site		<input type="checkbox"/> domestic	<input type="checkbox"/> social	<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	<input type="checkbox"/>	<input type="checkbox"/> objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	<input type="checkbox"/>	<input type="checkbox"/> Total
		<input type="checkbox"/> government	<input type="checkbox"/> unknown	Number of Contributing Resources previously listed in the Inventory	
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> industry	<input type="checkbox"/> other:		

7. Description

Inventory No. TBD

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The Suburban Trust Company bank and office building occupies a prominent corner on North Washington Street, one of Rockville's main thoroughfares. Completed in 1964, it is the only structure in Rockville known to have been designed by Washington architect Arthur L. Anderson and is reminiscent of contemporaneous works by master architect Edward Durell Stone, a leading exponent of the New Formalist architectural style. One of Rockville's most distinctive modernist designs, the 5-story Suburban Trust building is slated for demolition and redevelopment by KSI Services.



Suburban Trust Company Building

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Comprehensive Description:

The 5-story Suburban Trust Building faces west onto North Washington Street at the northeast corner of Beall Avenue in an area of Rockville that is today known as Town Center. The building is constructed of steel, reinforced concrete, and brick masonry. Its most distinctive features are rectangular curtain walls covering the facades of the upper 4 stories in a "honeycomb" steel and aluminum grid with alternating elongated window panes and pink and white panels. The faded pink color suggests that the panels are baked enamel, a process that leads to eventual discoloration. A half-story flat-roofed brick monitor with ventilation panels and fixed-pane windows sits atop the central portion of the building's flat roofline, presumably housing the service core.

Rectangular in plan and massing, the building's upper 4 stories are supported by an irregularly-shaped first floor that carries a cantilevered portico that wraps the north and west facades. The portico extends approximately 20 feet to the south, sheltering exterior drive-through teller stations, features of Anderson's original design. Square steel pilotis, clad in pink enamel, are placed at regular intervals around the building to help support the mass, providing a horizontal balance to the portico and overhangs on the fifth story and roofline monitor.

The principal entrance, flanked by ornamental grillwork, is located on the central portion of the west façade; secondary entrances are placed on the eastern (rear) portion. An interior stairway is located within the eastern part of the building adjacent and is accessible from the rear and side parking lots. Banking offices are located on the first floor; the upper stories are leased for office space.

The honeycomb curtain walls are framed by red brick, laid in common bond, that runs horizontally behind the grid and forms vertical corner transitions. The alternating pattern of solids and voids and the use of colored panels create an ornamental surface pattern characteristic of 1960s Formalist architecture. Alternating molded brick patterns on the south and west facades reiterate the honeycomb motif of the curtain walls above. The first floor features commercial storefront windows that wrap the western and northern facades. A thin band of red brick, laid in common bond, visually anchors the building to its foundation and provides an additional horizontal design element.

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The Suburban Trust Building is one of Rockville's most distinctive modernist designs. Anderson's composition is strongly reminiscent of contemporaneous works by Edward Durell Stone, whose designs for the American Embassy in New Delhi (1958), Lincoln Center in New York (1962) and the National Geographic Society Headquarters in Washington, D.C. (1963) are recognized as landmarks of New Formalism, a style pioneered in the late 1950s by Stone and other architects who introduced monumental form, symmetry, ornamentation, and classically-inspired design principles into the modernist canon. (1) In the Suburban Trust building, Anderson combined the use of urban scale, a uniform construction grid, modern classical form, and ornamental details in his interpretation of this style.

Arthur L. Anderson (1893?-1980) was a native of Boston who came to the Washington, D.C. area in the 1930s. According to his obituary, Anderson learned drafting as a young man and worked in an architectural firm in Washington before opening his own firm, Arthur L. Anderson and Associates, in 1944. (2) He designed both residential and commercial properties, including the Woodward & Lothrop department store and Giant Food in Wheaton Plaza, which opened in 1959. (3) In 1958, Anderson designed the Wheaton bank/office building for Suburban Trust Company, a 3-story International Style office building located at University Boulevard and Grandin Avenue and currently owned by Bank of America. (4) His work demonstrates fluency in a variety of architectural styles, from the International modernism of the Wheaton bank to the classical traditionalism of the Woodward & Lothrop building. His New Formalist design for the Rockville Suburban Trust bank indicates awareness of the stylistic innovations and maturing modernism of the period, bringing an elite aesthetic movement to Rockville's evolving architectural landscape.

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Suburban Trust building, detail

8. Significance

Inventory No.

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: local history_____

Specific dates 1964

Architect/Builder Arthur L. Anderson

Construction dates 1963-1964

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The Suburban Trust building is an historically significant property of Rockville's recent past. It was built during a period of unprecedented population growth in Rockville, modern development of the City's commercial business center, and sweeping changes in the Maryland banking industry of the 1960s. The building is an architect-designed branch of a major regional bank that sought to make its mark in the County seat. Architecturally innovative and distinctive, it was sited in a prominent location and designed to serve the needs of the modern suburban consumer and businessman.

Comprehensive historical description

Suburban Trust Company was established in 1951, following the merger of Suburban National Bank of Silver Spring and Prince Georges Bank and Trust Company. By 1960, Suburban Trust was the fourth largest bank in the metropolitan area and the largest in Maryland outside Baltimore. (5) The suburbanization of banking brought increased competition, as mergers impacted older and smaller banks in Rockville and elsewhere. The 1962 merger of Farmers Banking and Trust Company of Rockville and First National Bank of Baltimore coincided with Suburban's plans for a Rockville branch. According to *The Washington Post*, it also signalled a fortuitous departure from a long-standing unwritten agreement that banks in Baltimore and the Washington area would refrain from "invasions" of their respective geographic boundaries. The merger not only prompted Suburban to expedite construction of its Rockville branch but also to develop initiatives for expanding operations into Howard County, previously considered Baltimore's "natural domain." (6)

Suburban Trust Bank debuted in Rockville in August, 1962, with the opening of a temporary branch office at 9 North Washington Street.(7) A parcel of land for a permanent facility had been purchased in July 1962, and a ground-breaking ceremony for the new building was held in December 1963, with Rockville Mayor Frank Ecker and County Council President John A. Floyd in attendance. (8) When

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completed in October 1964, the new million-dollar facility was one of Suburban's largest branches, surpassing its Wheaton branch office designed by Arthur Anderson in 1958. (9)

In promoting its banking services, Suburban published advertisements that were keyed to the affluence of entrepreneurs and young families attracted to the area by employment opportunities, modern housing, and a booming suburban economy. A June 1960 ad in *The Washington Post* features 2 young boys in an automobile showroom gazing admiringly at a shiny new car while their father seals the deal with a salesman. Other *Post* ads tailored to white collar customers promised "the greatest familiarity with local conditions and the services of our progressive, personalized Business Development Department." (10) Closer to home, a 1962 ad in the *Montgomery County Sentinel* praised Rockville as the recipient of *Look* magazine's 1961 "All America City" award and featured a rendering of Arthur Anderson's design for the new Rockville bank, citing testimonials from community and business leaders. In 1963, the *Sentinel* reported that the new bank had 8,000 square feet per floor, modern air conditioning and high-speed elevators. "Toll-gate" drive through lanes and parking for "several hundred automobiles" ensured easy access and suburban convenience. Situated prominently in a redeveloped area north of the city center, the bank was adjacent to Hill and Kimmel's new "One Stop" Shopping Center, home to W.T. Grant, other retailers, and convenient parking. (11)

Suburban continued its success throughout the 1960s, operating in Rockville and other communities well into the 1980s. Like other consumer-based institutions, however, Suburban was impacted by a series of economic recessions, sweeping changes in federal and state banking regulations, and subsequent mega-mergers by large national banking corporations. In 1986, Suburban was acquired by Sovran Financial Corporation, which through a series of mergers became NationsBank in 1991. In the late 1990s, NationsBank became Bank of America, the name that the property at 255 North Washington Street currently bears. (12)

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Display Ad 4 -- No Title
The Washington Post Times Herald (1959-1973); Jan 26, 1960; ProQuest Historical Newspapers The Washington P
pg. A1



BUYING A NEW CAR?

Shop and compare...you'll see
it costs less to finance your car
through a full-service Bank!

Before you buy your new car, see Suburban Trust
and get full details about our low bank rates.
Insurance coverage may be obtained through us
and its cost can be included in your loan, avoiding
overhead and interest on annual payments.



ALL OFFICES ARE OPEN FRIDAY EVENINGS—5:00 to 8:00 P. M.

SUBURBAN TRUST COMPANY

RESOURCES OVER 145-MILLION DOLLARS

15 BANKING OFFICES throughout Prince Georges and Montgomery Counties
serving the Maryland Metropolitan Area of Greater Washington

Telephone 244-6000 For any and all offices — for any banking service

MEMBER FEDERAL DEPOSIT INSURANCE CORPORATION

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

OUR
44th
YEAR



DOES NEARBY MARYLAND FIGURE IN YOUR FUTURE?

If you are planning to open a store, plant, branch, warehouse or office in either
Prince Georges or Montgomery County, you are fully served by a bank branch
of our modern facilities.

To newcomers and our local customers, alike, we offer discerned knowledge of
market trends, the greatest familiarity with local conditions and the services of our
personnel, representative.

BUSINESS DEVELOPMENT DEPARTMENT

Experienced help grows every business idea or business plan and very effectively,
even within financial limits. Therefore, we have "financed" our financial program
to assist you in your own individual development.

If you want to benefit all the advantages to be gained by having a strong, well-
standing bank on your "team," act as simple as this—

Phone Prince Georges, Box 114—see our Business Development
Department, Administrative Building, 1401 New Hampshire Avenue,
Hyattsville, Maryland

SUBURBAN TRUST COMPANY

RESOURCES OVER 135-MILLION DOLLARS

14 BANKING OFFICES throughout Prince Georges and Montgomery Counties
serving the Maryland Metropolitan Area of Greater Washington

Telephone 244-6000 For any and all offices — for any banking service

MEMBER FEDERAL DEPOSIT INSURANCE CORPORATION

The Washington Post, April 21, 1961, A:7.

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Suburban Washington's Largest Bank Adds Its 30th Office

Suburban Trust Company Comes to Rockville

AT 9 NORTH WASHINGTON STREET

THANK YOU, ROCKVILLE, FOR YOUR
WARM WELCOME TO YOUR CITY! WE HOPE TO
SERVE YOU WELL... COME IN AND SEE US...

Here are some observations from Rockville citizens taken
by our 'Roving Reporter' during the past few days:

 "I am very glad to see Suburban Trust Company coming to Rockville. It will be a great service to the community." — <i>John A. Smith, Rockville</i>	 "I am very glad to see Suburban Trust Company coming to Rockville. It will be a great service to the community." — <i>John A. Smith, Rockville</i>	 "I am very glad to see Suburban Trust Company coming to Rockville. It will be a great service to the community." — <i>John A. Smith, Rockville</i>	 "I am very glad to see Suburban Trust Company coming to Rockville. It will be a great service to the community." — <i>John A. Smith, Rockville</i>
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Suburban Trust Company extends a cordial invitation to all of
our friends and new neighbors to visit us in our present quarters
right in the center of Rockville.

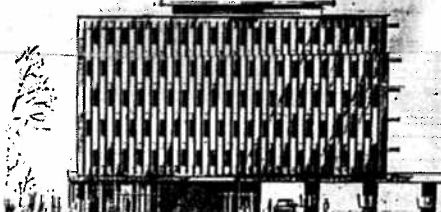
Having been associated for many years with Rockville and its
citizens, we are particularly pleased now to become an active
member in the community.

Suburban Trust Company is a strong locally owned, directed and
managed bank. All of our directors (except one), most of our 775
employees and over 80% of our stockholders live in Montgomery
and Prince Georges Counties. No outsiders control Suburban Trust.

We hope you will look to us as your community bank... a bank
that will always be ready to serve you in any of your financial
needs. Please come in and avail yourself of the many services
offered by the Full-Service Bank.

SUBURBAN TRUST COMPANY

Suburban Washington's Largest Bank
30 Banking Offices in Montgomery and Prince Georges Counties
RESOURCES: MORE THAN \$215,000,000.00
MEMBER: FEDERAL DEPOSIT INSURANCE CORPORATION
Phone 588-5000



OUR NEW ROCKVILLE BUILDING WILL BE COMPLETED
ON OR ABOUT SEPTEMBER 1, 1963

Suburban Trust's new Rockville banking headquarters will be under construction shortly.
This will be one of the most modern and beautiful banks anywhere, with every con-
venience—including "tell-gate" drive-through banking windows.

Montgomery County Sentinel, August 23, 1962, B:7.

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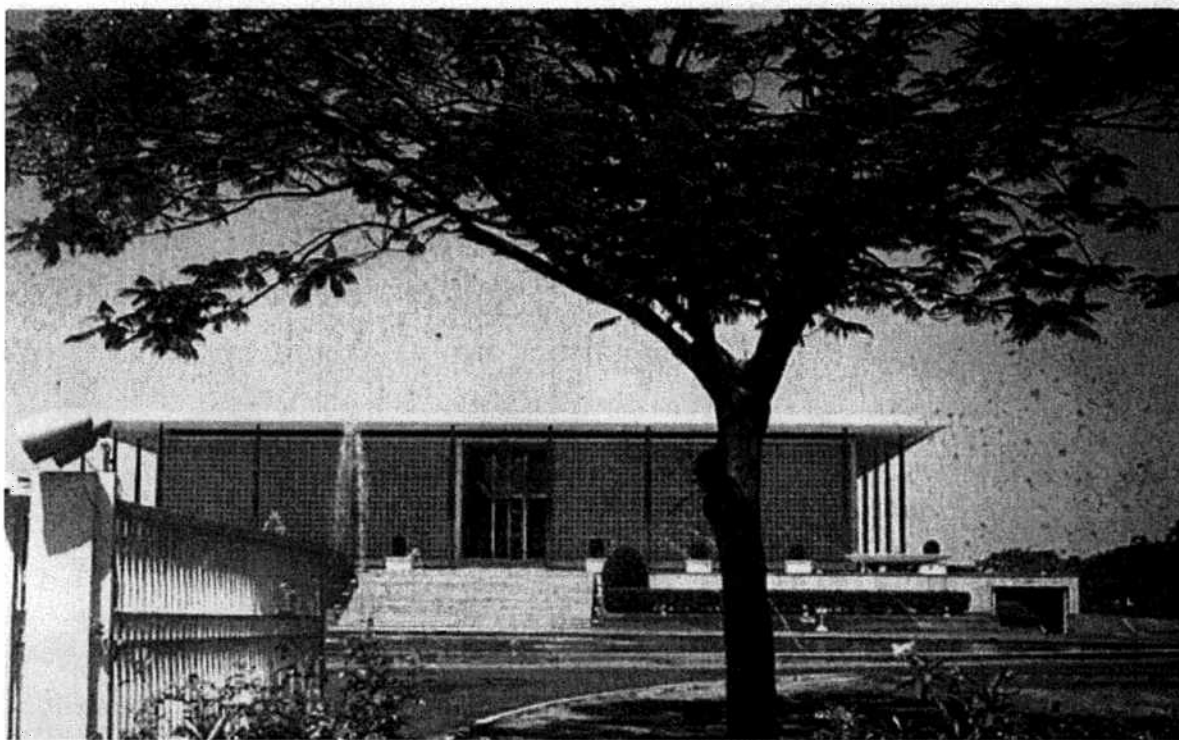
Edward Durell Stone, National Geographic Society Headquarters, Washington, D.C.

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Edward Durell Stone, U. S. Embassy, New Delhi

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Notes

1. Stone is known for his design of Lincoln Center (1962), the American Embassy in New Delhi (1958), the National Geographic Society Headquarters (1963) and the Kennedy Center in Washington (1971), among many others. See: Edward Durell Stone. The Evolution of an Architect (New York: Horizon Press, 1962); Teresa Grimes, "New Formalism," Historic American Buildings Survey [need info]; Robert H. Estabrook, "New Row Buffets London Embassy," The Washington Post, April 22, 1962, E:2; Christopher Gray, Edward Durell Stone and The Gallery of Modern Art, at 2 Columbus Circle; An Architect Who Looked Both Forward and Back," The New York Times, October 27, 2003; Phillip Lopata, et. al., "What Should We Do With 2 Columbus Circle?" Preservation, November-December 2004: 21-25.
2. "Arthur Anderson, 87, Dies, Wheaton Plaza Architect," The Washington Post, June 26, 1980, C:5. In addition to his work on Wheaton Plaza, Anderson's obituary credits him with the design for the clubhouse at Rosecroft Raceway. In 1957, the Progressive Citizens Association of Georgetown awarded Anderson with a prize for building project. See: "Georgetown Construction Design Cited," The Washington Post, May 14, 1957, B:2.
3. "More Apartments Planned for Arlington," The Washington Post, July 6, 1947, C:6; "Peoples Drug Moving to New Offices," The Washington Post, September 6, 1959, A:21; "Preview Set Today for Giant Store," The Washington Post, September 16, 1956, C:15; "Woodward & Lothrop Plans Wheaton Branch," The Washington Post, March 27, 1958, B:8; Oliver S. Goodman, "Woodies Lists More Store Details," "Woodward & Lothrop's New Store in Wheaton Plaza," The Washington Post, September 12, 1958, C:22; "Shop Center To Be Served By Tunnel," The Washington Post, November 30, 1958, C:13; "Wheaton Plaza Plans Spring Opening," The Washington Post, November 7, 1959, B:11.
4. Sketch of Anderson's design for Wheaton Suburban Trust Building, The Washington Post, June 18, 1958, A:22.
5. Frank C. Porter, "Suburban Trust Completes Merger," The Washington Post, August 19, 1960, A:18; Fred L. Lutes, "Suburban Trust Is Fourth Largest in Washington Area," Sentinel, August 25, 1960, p. 5; Oliver S. Goodman, "Suburban Trust Plans To Acquire Two More Banks," The Washington Post, September 14, 1960, B:12; "Suburban Trust Approves Financial Merger Plan," Sentinel, September 15, 1960, A:3; Oliver S. Goodman, "Net Up 23% at Suburban Trust Company," The Washington Post, January 16, 1963, B:12. See also: Jane C. Sween and William Ofutt. Montgomery County: Centuries of Change (Sun Valley Calif.: American Historical Press, 1991), p. 110.
6. Oliver Goodman, "'Invasion' Disturbs Area Bank Circles," The Washington Post, April 18, 1962, C:5.
7. "Suburban Trust Gets OK For New Rockville Branch," Sentinel, August 2, 1962, A:8; "Suburban Trust Opens in Rockville," Sentinel, August 23, 1962, A:8; "New Bank Building," The Washington Post, July 12, 1963, B:6;

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"Suburban Expanding," Sentinel, July 18, 1963, B:10; John B. Saunders, "Hill and Kimmel Get Contract for New Suburban Branch," "New Bank to Rise on Site," Sentinel, December 19, 1963, A:12.

8. City of Rockville, Maryland, Urban Renewal Records: Furman, Summary of Sales Data, 1963. Box 1, item #22. [Peerless Rockville Collection]
9. "New Bank Building," The Washington Post, July 12, 1963, B:6; The Washington Post, December 18, 1963, B:10; The Washington Post, June 18, 1963, A:22.
10. Advertisements, The Washington Post, June 28, 1960, A:2; April 21, 1961, A:7.
11. Advertisement, Sentinel, August 23, 1962, B:7; John B. Saunders, "Hill and Kimmel ...," Sentinel, December 19, 1963, A:12.
12. Stephen A. Rhoades, "Bank Mergers and Industrywide Structure, 1980- 1994," Federal Reserve Bulletin. February 1996: 1-29. www.federalreserve.gov/pubs/staffstudies/1990-99/55/69.pdf.

9. Major Bibliographical References

Inventory No.

City of Rockville Urban Renewal files; Montgomery County Sentinel and Washington Post newspapers; secondary sources on Edward Durell Stone

10. Geographical Data

Acreage of surveyed property 98,122 S.F. _____

Acreage of historical setting _____

Quadrangle name _____

Quadrangle scale: _____

Verbal boundary description and justification

Corner of North Washington Street and Beall Avenue

11. Form Prepared by

name/title Teresa B. Lachin

organization Peerless Rockville Historic Preservation, LTD.

date January 2006

street & number P.O. Box 4262

telephone 301-762-0096

city or town Rockville

state Maryland 20849

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:

Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600